PCM ESTATE AGENTS

10, Beauharrow Road, St. Leonards-On-Sea, TN37 7BL

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Guide Price £400,000

GUIDE PRICE £400,000 to £430,000
PCM Estate Agents are delighted to present to the market an opportunity to acquire this DETACHED FOUR BEDROOM THREE STOREY HOUSE, IN NEED OF SOME MODERNISATION but occupying a GOOD SIZED PLOT with a large front garden, DETACHED GARAGE and AMPLE PARKING.

Accommodation is arranged over three floors comprising a porch onto entrance hall, SPACIOUS LIVING ROOM being OPEN PLAN onto a FAMILY ROOM, TWO GROUND FLOOR BEDROOMS, ground floor bathroom and a SEPARATE WC. To the lower floor there is an OPEN PLAN KITCHEN-DINING-FAMILY ROOM with access to a separate UTILITY ROOM, whilst to the first floor there are TWO FURTHER BEDROOMS, one of which having an EN-SUITE which is partially finished. The property benefits from gas central heating and double glazed windows where stated. The front garden is large and may lend itself to be a building plot, subject to planning and building consents.

The property is in need of finishing off and some modernisation in areas, but offers potential for further improvement. Conveniently positioned within a sought-after road within St Leonards, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR
With window to the side, opening into:

ENTRANCE HALL
Radiator, double glazed window to side aspect, wood laminate flooring, coving to ceiling, open plan to an inner hallway, doorS to:

DOWNSTAIRS WC
Low level wc, wall mounted wash hand basin with mixer tap, extractor fan for ventilation, continuation of the wood laminate flooring.

INNER HALL
Leading to:

LIVING ROOM
14'1 x 12'7 (4.29m x 3.84m)
Stairs descending to the lower floor accommodation, radiator, double glazed window to rear aspect, open plan to:

FAMILY ROOM
28'7 x 8'2 (8.71m x 2.49m)
Tripe aspect with double glazed window to rear, two double glazed windows to side and a double glazed window overlooking the front garden, double radiator. This room is very adaptable and could be utilised as a dining room, play room or snug.

BEDROOM THREE
13'5 x 8'6 (4.09m x 2.59m)
Coving to ceiling, radiator, double glazed window to front aspect with views onto the garden.

BEDROOM FOUR
11'3 narrowing to 9'7 x 6'3 (3.43m narrowing to 2.92m x 1.91m)
Dual aspect with windows to side and rear elevations, radiator, coving to ceiling.

BATHROOM
Corner bath with shower over, low level wc, pedestal wash hand basin, part tiled walls, heated towel rail, wood laminate flooring, double glazed window with pattern glass to side aspect.

FIRST FLOOR LANDING
Velux window to side aspect, access to eaves storage.

BEDROOM
18'7 max x 13'6 narrowing to 9'5 (5.66m max x 4.11m narrowing to 2.87m)
Double radiator, dual aspect room with double glazed window to rear aspect, double glazed sliding doors to side aspect. The sliding doors do not currently lead anywhere but the potential buyer could look to add a balcony/ terrace etc - subject to necessary consents. Open plan to:

EN-SUITE
Partially completed with low level wc, walk in shower and a circular wash hand basin with mixer tap.

BEDROOM
14'2 x 12'9 max (4.32m x 3.89m max)
Access to eaves storage, built in cupboard, radiator, double glazed window to front aspect with views onto the front garden.

LOWER GROUND FLOOR
Leading to:

OPEN PLAN KITCHEN-DINING ROOM
22'5 x 16' (6.83m x 4.88m)
Double radiator, single radiator, ample space for dining table, dual aspect room with double glazed windows and door to rear aspect and a further window to the side elevation, large built in cupboard, double radiator and two single radiators. The kitchen area is fitted with a matching of eye and base level cupboards and drawers with worksurfaces over, five ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for dishwasher, wood laminate flooring, door to:

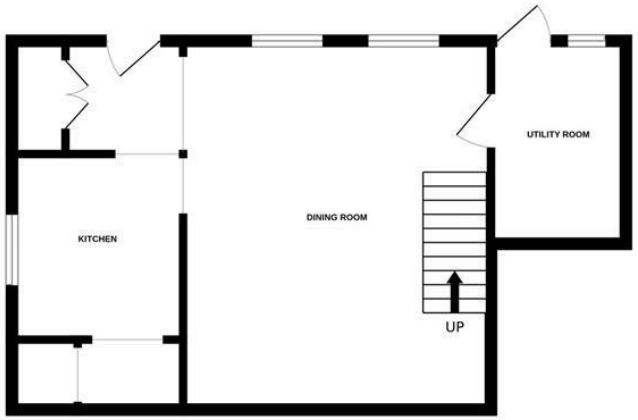
UTILITY
10'5 x 6' (3.18m x 1.83m)
Space and plumbing for washing machine and tumble dryer, further range of fitted wall and base level cupboards with worksurfaces over, double glazed window and door to rear aspect.

OUTSIDE - FRONT
Area of lawn, patio, driveway providing off road parking and leading to a garage, further area of off road parking.

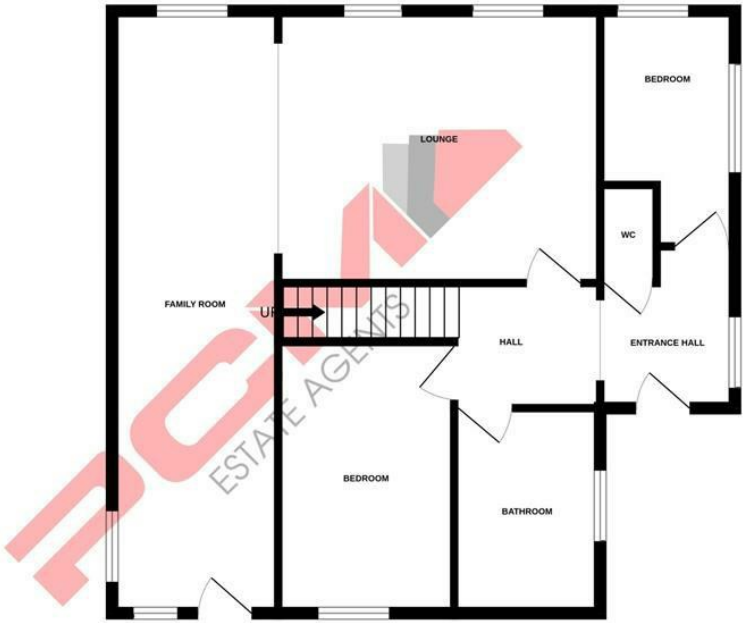
REAR GARDEN
Area of lawn.

Council Tax Band: D

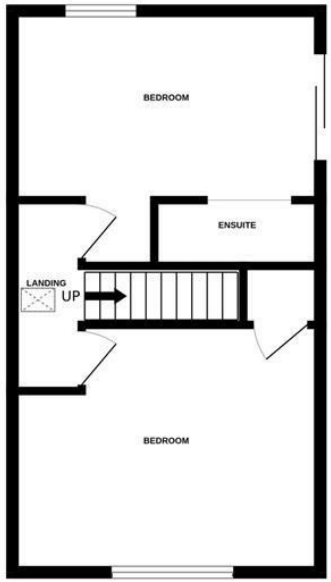
BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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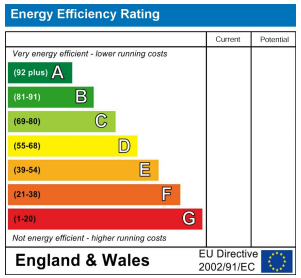

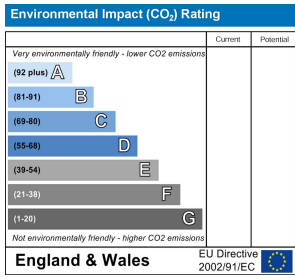

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